Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5B ELLIS STREET, FLORA HILL, VIC 3550

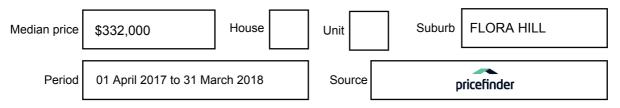
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$450,000 to \$475,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 THE LITTLE TCE, KENNINGTON, VIC 3550	\$450,000	26/09/2017
8 LORNE TCE, FLORA HILL, VIC 3550	\$463,565	11/09/2017
24 IRKARA DR, KENNINGTON, VIC 3550	\$475,000	23/04/2017